MARYLAND INVENTORY OF HISTORIC PROPERTIES

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. B-4517

Magi No.

DOE <u>X</u> yes __no

1. Nan	1e (indicate	preferred name)		
historic 901	N. Broadway			
and/or common	N/A			
2. Loca	ation			
street & number	r 901 N. Broadway		N	$\overline{/\mathbb{A}}$ not for publication
city, town Ba	ltimore City	N/A vicinity of	congressional district	7
state Ma	ryland	county	Baltimore City	
3. Clas	sification			
Category district building(s) structure site object	Ownership public private both Public Acquisition in process being considered X not applicabl	Status occupied unoccupied work in progress Accessible yes: restrictedX yes: unrestricted e no	Present Use agriculture commercial educational entertainment government industrial military	museum park private residence religious scientific transportation X other: vacant
4. Owr	ner of Prop	erty (give names a	nd mailing addresse	s of <u>all</u> owners)
name	CURE/Heart Bod	y & Soul		
street & number	· 1830 East Monu	ment St., #8037	telephone n	o.:410-664-4142
city, town	Baltimore	state	and zip code Maryl	and 21205
5. Loca	ation of Le	gal Description	on	
courthouse, reg	istry of deeds, etc. Cir	cuit Court of Baltimo	ore City	liber GR 511
street & number				folio 414
city, town	Baltimore		state	Maryland
6. Rep	resentatio	n in Existing	Historical Surv	eys
title N/A				
date			federal stat	e county loca
depository for s	urvey records			
city, town			state	

7. Description

Survey No. B-4517

Condition excellentX_ good fair	deteriorated ruins unexposed	Check one unaltered X altered	Check one X original site moved date of move	N/A
			200 (20 and 21)	

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

CONTRIBUTING RESOURCE COUNT: 1

DESCRIPTION SUMMARY

901 N. Broadway is a three-story, three-bay, flat-fronted brick rowhouse constructed around 1871. The building displays the graduated window openings that are a hallmark of Baltimore rowhouses. Although the building has been clad in formstone and its cornice enclosed, its rowhouse origins are still evident. Originally built to house a corner grocery, the building exemplifies the manner in which corner rowhouses often incorporated commercial use on their first floors.

GENERAL DESCRIPTION

901 N. Broadway is a brick, three-bay rowhouse occupying the northeast corner of the intersection of N. Broadway and Ashland Street. The building is the southernmost corner building in a streetscape of four rowhouses extending north along N. Broadway from Ashland Street. A two-story brick clinic building, constructed in the mid-1980s, adjoins the rowhouses to the north. 901 N. Broadway is situated in a neighborhood of similar rowhouses. Broadway, one of Baltimore's major thoroughfares, is an esplanade with wide median that extends from the Northwest Harbor of the Patapsco at Fells Point to Harford Road. Johns Hopkins Medical Center is approximately 3 blocks south of the site. The Penn Central tracks are approximately four blocks north. The neutral ground between Johns Hopkins and this site has been recently been planted with trees and grass. The neutral ground to the north is planted with an allee of mature trees. A narrow alley, paved with cobblestones, is situated at the rear of the site.

901 N. Broadway, which faces west, is in good condition. It has a flat roof that slopes back behind the boxed-in cornice. The main block of the building and a three-story addition are covered in formstone. The front (west) facade has entries at either end of the facade and graduated window openings. The north entrance leads to the 2nd floor apartment; the south entrance opens into the storefront. Original fenestration has been replaced with boards or recent sash. The 2nd floor openings have been infilled to accommodate smaller sash. The original marble watertable can still be seen at the northern edge of the west facade. The north wall of 901 N. Broadway adjoins 903 N. Broadway (B-4518).

The property's south elevation along Ashland Street has been extensively changed over the years in a manner typical of commercial enterprises. Presently, the south wall of the main block of the building is detailed as a secondary facade. There are two entrances at the east end of the south wall of the main block of the building. The west entrance on the south facade retains its original door. (This entrance presently opens into a bathroom and has been sealed.) The east entrance on the south facade opens into a stairhall leading to the 3rd floor. There are window openings at the east end of the south facade of the main block of the building and in the three-story addition. A chimney flue extends up from the center of the rear of the three-story block. The building extends east along Ashland Street to the alley. A two-story 20th century brick/frame addition adjoins east end of the formstone-covered three-story block. The

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1st floor of this 20th century addition is brick; the 2nd is frame. A one-story formstone storefront with projecting bays is sandwiched between the brick/frame addition and a one-story garage on the alley. The 1st floor of the brick/frame addition displays segmental arches and a stylized brick frieze composed of alternating blocks of headers and stretchers. Hexagonal tile at the entry to the one-story storefront bears the letters "AL."

The 1890, 1901-1902, and 1914-15 Sanborn Maps indicate how the Ashland Street (south) elevation of the building evolved. The 1890 Sanborn Map shows a two-story addition where the present three-story addition is located. The 1914-1915 Sanborn depicts the present three-story formstone covered building as an integral unit, suggesting either that a third floor was added to the two-story addition between 1901 and 1914 or that the two-story addition was demolished and a new three-story addition built during that period. The maps suggest that the brick/frame addition may pre-date 1890. By 1890, a two-story ell occupied the northern portion of the lot roughly where the brick/frame addition sits, a location consistent with the plan of the 2nd floor today. Between 1901-1902 and 1914-15, the shallow, one-story storefront was added to the ell, bringing its south wall to the street. The footprint of the altered ell resembles that of the present brick/frame addition. The present appearance of the rear third of the lot dates to the 20th century. In 1890, a one-story building occupied the width of the lot along the alley. There was a yard between the one-story alley building and the ell. This configuration remained unchanged until 1914-1915, when a large two-story stable or garage was constructed along the alley. A smaller yard remained between the stable and the main building. Some time after 1915 the two-story structure on the alley was demolished. A one-story garage with the garage door facing south onto Ashland now occupies the rear of the lot. The one-story storefront addition with projecting bays infilled the lot between the brick/frame addition and the garage.

The interior of the building bears witness to successive waves of alterations. With the exception of the 2nd floor apartment, all finishes date from the late 20th century. Presently the N. Broadway storefront consists of a large room entered from the south door on the west facade. There is no connection between the storefront and the upper floors of the building. A stair from the north door on Broadway leads to the second floor apartment. Although the stair presently stops at the 2nd floor, it is possible that the stair may have originally extended to the 3nd floor; the space within the stairwell on the 2nd floor consists of a recent kitchen. The mirrored mantel on the 2nd floor appears to have been salvaged from another building. Finishes on the 3rd floor, which can only be accessed from Ashland Street, date from the late 20th century. It appears that the alterations on the upper floors took place at the same time that the interiors of the Ashland Street storefronts were gutted and combined into a single space accessed from the Ashland Street door that provides access to the 3rd floor apartment.²

¹The 1st floor now functions as a distinct storefront, independent of the three-story building. The frame 2nd floor, which has a makeshift character, does not relate to the 1st floor and instead connects with the three-story block. (See plan.)

²It is likely that major interior alterations took place between 1910 and 1920, reflecting the shift in the building's occupancy. Abraham and Sarah Levine acquired the property as an investment in 1919 from the family that had originally owned it. Prior to 1920 the building changed from a shopkeeper's dwelling above a store to a two-family residence. Neither household occupying the building in 1920 appears to have had any connection to a retail establishment.

8. Sig	nificance		Survey No. B-4517	
Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 1900–	archeology-historic agriculture X architecture art	[40] 아니아 아이에는 사람들에서 있어요. 아이지 않는 아니라 아니라 아니는 아이에 아니는 것이다.	literature military music t philosophy politics/government	religion science sculpture social/ humanitarian theater transportation other (specify)
Specific date	es ca. 1871	Builder/Architect Not	known	
App	licable Criteria:A and/or licable Exception:A rel of Significance:	A _B _C _D _I		
Prepare bot	h a summary paragraph	of significance and a	a general statement of	history and

support.

SIGNIFICANCE SUMMARY

901 N. Broadway appears to have been constructed for German-born shopkeeper Christian Daub around 1871. This three-story brick corner rowhouse was probably built to house a grocery with living quarters on the upper floors. 901 N. Broadway displays the flat facade and simple form that characterize the unbroken rowhouse streetscapes of historic Baltimore residential areas. The building is a contributing structure within the Maryland Register North Broadway Historic District.1

Historic Context

Deed research indicates that 901 N. Broadway, which anchors the northeast corner of the intersection of N. Broadway and Ashland Streets, was constructed around 1871.2 Map evidence demonstrates that the 900 block of N. Broadway was settled between 1856 and 1876. The block on the west side of N. Broadway between Chew (Ashland) and Barnes is shaded on the 1856 Woods Map of Baltimore; the east side is not. The more detailed 1876 Hopkins Map of Baltimore shows structures on the east side of N. Broadway between Chew (Ashland) and E. Biddle. The irregularity of the rear ells of the east side of the 900 block of Broadway in comparison with other nearby rows suggests either an earlier period of development or several individual developments within the block. The buildings on the east side of the 900 block of N. Broadway all appear in the 1890 Sanborn Map of Baltimore, the earliest Sanborn Map of the city. The 1890 Sanborn shows that the area was well-developed with rowhouses. "Bohemian Hall" was located immediately north of Barnes Street on the west side of Broadway; a

¹The North Broadway Historic District is an outgrowth of the Middle East Planning Area Historic District, located two blocks east of N. Broadway. The Middle East Planning Area Historic District, the boundaries of which were drawn to correspond to the area of a HUD UDAG grant, was determined eligible for the National Register of Historic Places. The North Broadway Historic District was determined eligible for the Maryland Register of Historic Places. In contrast with the two story rowhouses that predominate in the nearby Middle East Planning Area Historic District, the buildings in the North Broadway Historic District are three stories in height. Buildings in the North Broadway Historic District appear to be slightly older than the ca. 1875 buildings in the Planning Area, possibly because of their location on Broadway, a major Baltimore thoroughfare.

²GR 511/414, May 1, 1871. The initial leases for ground rents for the four buildings at the southern end of this block were executed from 1870 to 1871.

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primary school (the 1944 Sanborn Map notes that this school was constructed in 1876), English German Public School, and a branch of the Enoch Pratt Free Library were all located within a one block radius of the site. There was a store at 931 N. Broadway at the corner of N. Broadway and Barnes. Additional non-residential uses nearby included a coal and wood yard located across the alley from the primary school, as well as a brewery and a bakery located in rowhouses across the alley behind the 900 block of N. Broadway.

In 1871, Christian Daub, a native of Germany, entered into a ground lease for the property with the McDonough Place Company.³ At the time of the 1880 census, his family still occupied the property. The census identified Christian Daub as a retail grocer, suggesting that the building combined residential and commercial use at the outset. Christian Daub (age 35), his wife Dina (age 37), his brother, Fred (age 26), and a boarder, Anne Meiting (age 26) were all born in Germany. Daub's nephew, John Heisker (age 10) and his son Frederick (age 13) were both born in Maryland. Fred Daub worked as a shoe cutter, Anne Meiting as a housekeeper.⁴ In 1900, 901 N. Broadway was owned and occupied by Frederick H. Elgert (age 21) and his wife, Marie (age 22). Elgert, a Maryland native, was the son of Maryland-born parents. His wife's mother was German-born. Elgert identified himself as a grocer.⁵ Like Daub, he probably operated the grocery store in the building. Even though African Americans were moving into the neighborhood by the turn of the century, 901 N. Broadway continued to be occupied by Caucasians through the date of the 1920 census. In 1910, Jaroslav Rokos (age 40), his wife Katherine (age 39), and their six children ranging in age from 8 to 17 occupied the house. Although Rokos and his wife were born in Bohemia, their children were all born in Maryland. A Bohemian-born servant, Mary Bezemkova (age 19), also lived in the house. Jaroslav Rokos was a bakery manager; his wife was a bakery stenographer.⁶ Deed records show that Abraham and Sarah Levine acquired the property in 1919. The 1920 census shows two families of renters at 901 N. Broadway. Henry F. Weber (age 21) and his wife Leona (age 22) formed one household; Thomas C. Gray (age 31), his wife Lela (age 21), and their two year old son Thomas formed the second. Weber was an electrical worker at a shipyard. Gray was a railroad conductor. No occupation was given for either wife. While the Webers and Mrs. Gray were second generation Americans, Thomas Gray's father was Scottish and his mother, Irish.7

No 1928 Sanborn Maps of this section of Baltimore can be located. A paste-up that appears to date from 1944 shows the physical character of the 900 block of Broadway little changed from 1914. The 1944 paste-up reveals changes in racial composition and use in the area. While the neighboring blocks of rowhouses are noted as dwellings, many of the rowhouses facing N. Broadway are labeled as flats or stores. The public school at the corner of Ashland and Broadway is labeled "Colored." "Bethel Holy Tabernacle (Colored)" is shown at the former location of the Baltimore Chewing Gum Company and "Faith Baptist Church (Colored)" at the corner of N. Bond and Ashland, formerly the location of the English German and later public school. Bohemian Hall's building remained at the northwest corner of Broadway and Barnes, but the Sanborn Map shows it as a store with a hall on the 2nd floor.

³GR 511/414, May 1, 1871.

⁴¹⁸⁸⁰ Census.

⁵1900 Census.

⁶¹⁹¹⁰ Census.

⁷1920 Census.

Please see Continuation Sheet 9.1

10. Ge	ographical Data		
	nated property <u>less than one acre</u> e Baltimore East do NOT complete UTM referenc	Q	uadrangle scale 1:24000
A L L L Zone Easti	ng Northing	Zone Easting	Northing
C		D	
Lot 1, Bloo	ry description and justification ck 1583 of Baltimore City Maryla d Street) has historically been	and (the northeast con associated with th	orner of N. Broadway e property.
List all states state N/A	and counties for properties overlapp code	ng state or county bour	code
state N/A	code	county	code
11. For	m Prepared By		
name/title	Betty Bird		
organization	N/A	date	July 20, 1995
street & number	2607 24th St., NW, Suite 3	telephone	202–588–9033
city or town	Washington, DC 20008	state	N/A

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust

Shaw House 21 State Circle

Annapolis, Maryland 21401

(301) 269-2438

BIBLIOGRAPHY

- Bird, Betty. Historic American Buildings Survey Documentation for 923-929 N. Broadway, Baltimore, Maryland.
- Correspondence from JoEllen Freese to James Nealy, February 25, 1995.
- Deed Records and Ground Rent Records, Baltimore Circuit Court
- Hopkins, G.M. City Atlas of Baltimore, Maryland and Environs. Philadelphia: F. Bourquier, 1876. (Maryland Historical Society)
- Middle East Historic District Vertical Files, Baltimore Commission on Architecture and Historic Preservation.
- Sanborn Insurance Maps of Baltimore, 1890, 1901-02, 1914-15, 1944 (rev. ca. 1953).
- Shivers, Natalie W. Those Old Placid Rows: The Aesthetic and Development of the Baltimore Rowhouse. Baltimore: Maclay & Associates, 1981. (Baltimore Commission on Architecture and Historic Preservation)
- U.S. Manuscript Census for 1880, 1900, 1910, and 1920.
- Woods, John. Map of Baltimore, 1856, 1880. (Maryland Historical Society)
- The following published collections of photographs depict the visual context of N. Broadway around the rowhouses, but not the 900 block of N. Broadway:
- Kelly, Jacques. The Pratt Library Album: Baltimore Neighborhoods in Focus. Baltimore: Enoch Pratt Free Library, 1986.
 - 1915 view of North Broadway looking south from North Avenue, p. 117.
- Warren, Marian and Mame Warren. Baltimore When She Was What She Used to Be: A Pictorial History 1850 1930. Baltimore and London: The Johns Hopkins University Press, 1983.
 - 1911 view of North Broadway looking south from North Avenue, p. 76.
- Laura Rice of the Maryland Historical Society stated that there were no historic photographs of the 900 block of Broadway in the Maryland Historical Society collection or at the Peale Museum.

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HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Piedmont (Baltimore City)

Chronological/Developmental Period(s):

Industrial/Urban Dominance (A.D. 1870-1930)

Prehistoric/Historic Period Theme(s):

Architecture

Resource Type:

Category:

Building

Historic Environment:

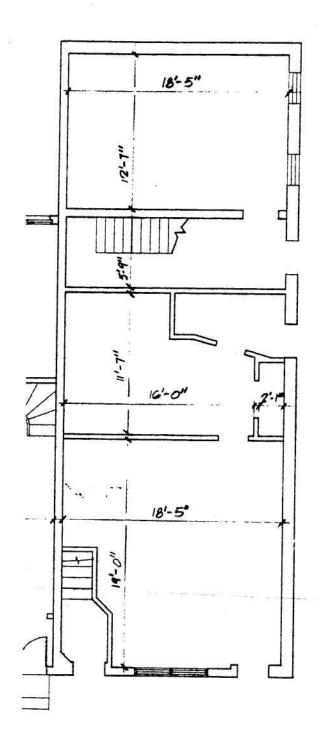
Urban

Historic Function(s) and Use(s):

Store and dwelling

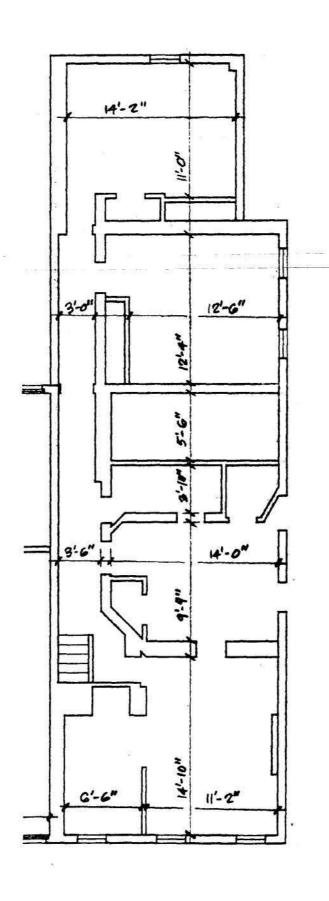
Known Design Source:

None



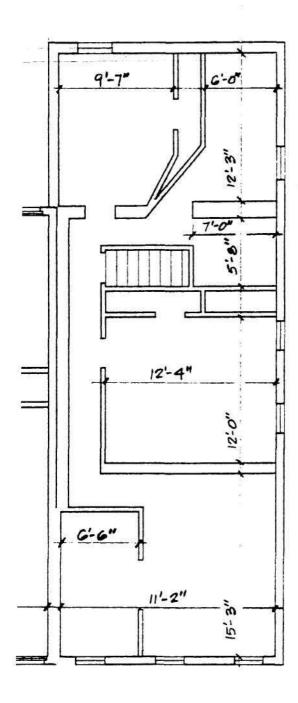


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Amos Bailey & Lee, Ltd. Architects & Planners 1994





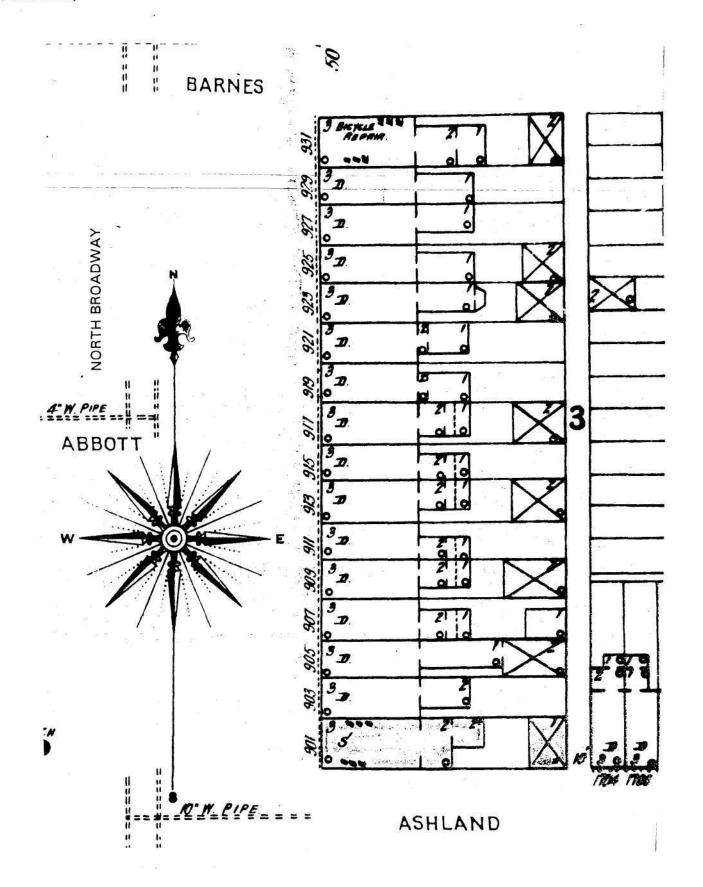




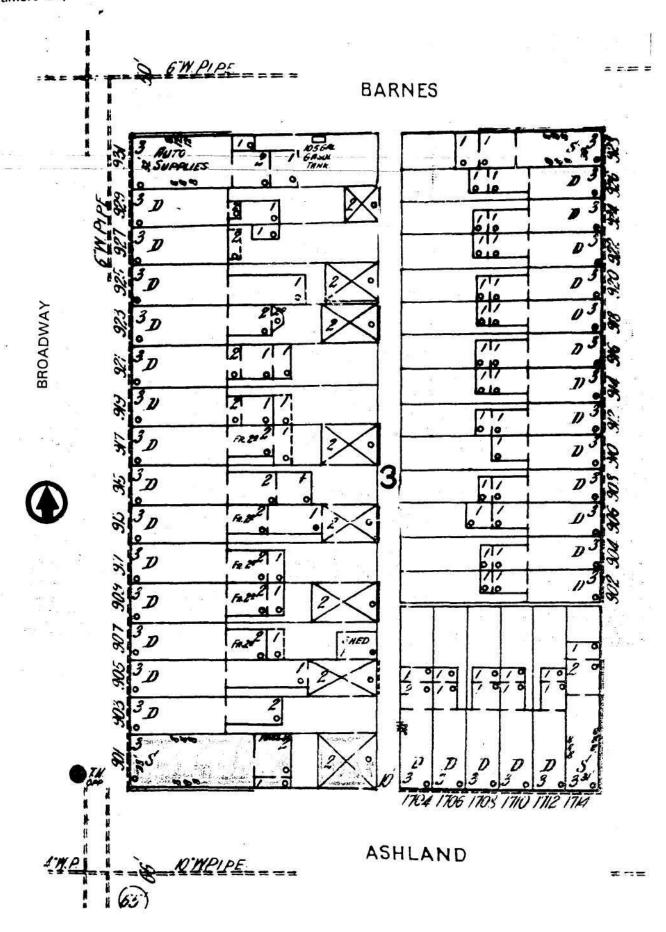
901 N. Broadway Baltimore City **BARNES** 11 101 0 0 2 0 2 0 21 BROADWAY 01 0 5 1 00 191 20 1700 1. Chew (Ashland)

B-4517

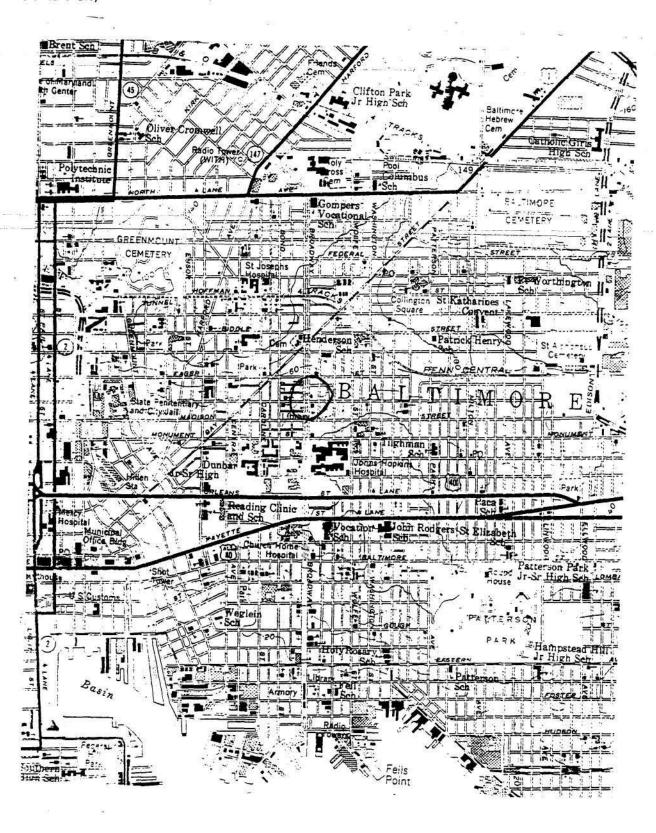
Source: 1890 Sanborn Map Volume 2, Plate 61



Source: 1901-1902 Sanborn Map Volume 3, Plate 290



Source: 1914-1915 Sanborn Map Volume 3, Plate 267

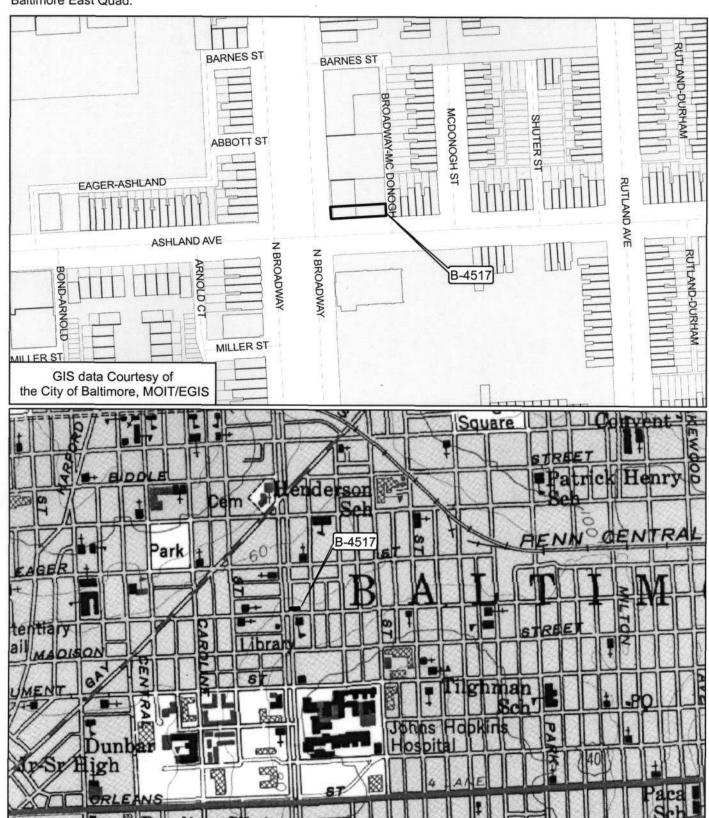


Source: Baltimore East USGS Quad

Scale: 1:24000



B-4517 901 N. Broadway Block 1583, Lot 001 Baltimore City Baltimore East Quad.





901 M. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO FRONT (WEST) FACADE BY NAMEN - 1384 115 OF 13

13-4517



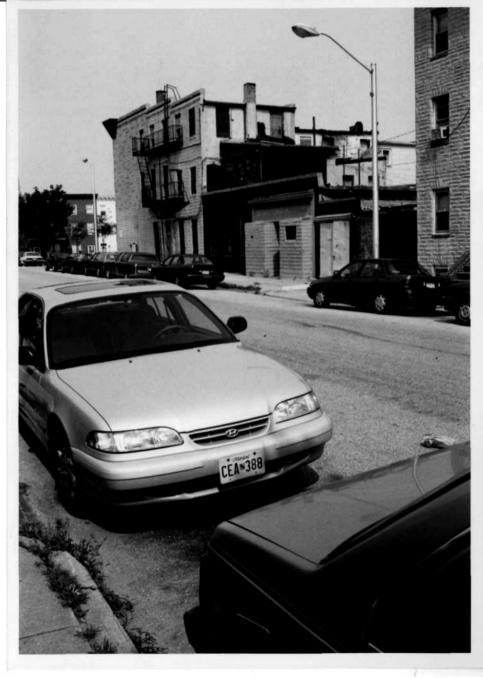
B-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO < >010 81-02 HNNN-229U 115 SOUTH FACADE, VIEW FROM SE 2 OF 13



B-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO < >018 81-01 NNNN-188U 115 WEST & SOUTH FACADES, VIEW FROM SW 3 OF 13



8-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO 81-81 NNNNN-879U 115 CONTEXT: VIEW FROM SW 4 OF 13



B-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO +II NBZB+NNNN ZB-IB 9ZB< > EAST & SOUTH FACADES, VIEW FROM SE 5 OF 13



B-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO & DOZ1 81-01 NNNN+BIAU 115 CONTEXT, VIEW FROM NW 6 OF 13



B-4517 901 N. BROADWAY BALTIMORE CHY, MD BETTY BIRD JULY 1995 MD SHPO < >007 81 01 NNNN-03AU 115 TILE THRESHOLD, ASHLAND ST. (SOUTH) STOREFPONT 7 OF 13

B-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO < >005 81-01 NNNN-8180 115 DETAIL OF BRICKWORK, ASHLAND ST. (SOUTH) REAR ADDITION 8 OF 13



B-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO < >027 81-01 NNNNN-B78U 115 STOREFRONT, WEST FACADE 9 OF 13



B-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO DETAIL OF DOOR ON SOUTH FACADE 10 OF 13



13-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 1 1881-NNNN 10-18 104 > MD SHPO INTERIOR: DOOR MOLDING, ZND FLOOR HALL 11 OF 13



B-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 < >015 81-01 NNNNN-16AU 114 MD SHPO INTERIOR: MANTEL IN FRONT ROOM, ZND FLOOR, VIEW FROM N 12 OF 13



13-4517 901 N. BROADWAY BALTIMORE CITY, MD BETTY BIRD JULY 1995 MD SHPO < >013 81-02 NNNN-02AU 114 INTERIOR: FOUR-PANEL DOOR, ZND FLOOR 13 OF 13